

Complete Summary of Proposed Changes to Chapter 4: Existing Conditions

Below is a summary of changes proposed as part of the update to Chapter 4: Existing Conditions of *Moving Forward...The Comprehensive Plan For Chesterfield County*. The page numbers below correlate to the blackline version of the draft document. Bold text indicates the most recent changes. These changes are also highlighted in the draft chapter.

OUTSTANDING ISSUES:

- none

Proposed Changes	Location (blackline draft document)
Renamed chapter to Demographics & Trends	Document Headers
Removed definitions of households from Overview paragraph	DT 1
Added link in Overview paragraph to Chesterfield County's Community Information webpage for access to more detailed and updated information	DT 1
Updated demographic data and related text using 2015 American Community Survey 5 year estimates from the U.S. Census Bureau and showed trends since the 2000 Census where appropriate	DT 1 – DT 5
Updated population estimates and projections with most recent county data	DT 1 – DT 2
Added text boxes with key definitions throughout	DT 2 – DT 6
Added a new section on Race and Ethnicity	DT 2 – DT 3
Added a new section on Households and Families	DT 3 – DT 4
Moved the Education section	DT 4
Changed the Income section to Income and Poverty and added data on poverty	DT 5
Added new chart on median household income trends with 2015 poverty data	DT 5
Updated the Employment section with 2015 data from the Virginia Employment Commission	DT 6
Updated the chart to reflect trends from 2000 to 2015 in number of jobs and added data on labor force trends	DT 7
Added a new graphic that shows commuting patterns for Chesterfield County	DT 7
Updated data and related text in the Development Patterns section using the Development Potential Database 2015 created by the Chesterfield County Planning Department	DT 8 – DT 9
Added information on housing age and assessed value	DT 10
Updated language and the map to show 2015 Existing Land Use	DT 11 – DT 12
Updated the table to compare zoning and vacant acreage from 2010 and 2015	DT 13

Updated chart to show 2015 Zoning by Category and reformatted to be more user friendly	DT 13
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DRAFT CHAPTER 4: DEMOGRAPHICS & TRENDS EXISTING CONDITIONS

Overview

It is important to understand the state of the county today, what has shaped it through the years, and how it is likely to change over time. This chapter provides general information regarding existing and projected populations, income, education, employment, development patterns, existing land uses and zoning. Additional existing conditions information is addressed in the individual Plan chapters. ~~As defined by the U.S. Census Bureau, for the purposes of this chapter, households are defined as all persons who occupy separate living quarters within a house, apartment, manufactured home, group of rooms, or a single room. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.~~ Demographic information assists in planning for future needs and services. For more detailed or updated information, please visit Chesterfield County's Community Information webpage.

Population

UPDATED TABLE

The 201~~5~~² population estimated by the county is approximately ~~332~~³³²~~19~~,000 persons. Between ~~1990-2000~~ and 201~~5~~⁰, the county experienced an average annual growth rate of 1.~~79~~ percent. ~~Demographic information assists in planning for future needs and services. Since 2000, the population has grown older with the highest increase occurring with the population 65 and over. By 2040, the county's population is projected to grow to approximately 422,000, a 63 percent increase from 2000.~~

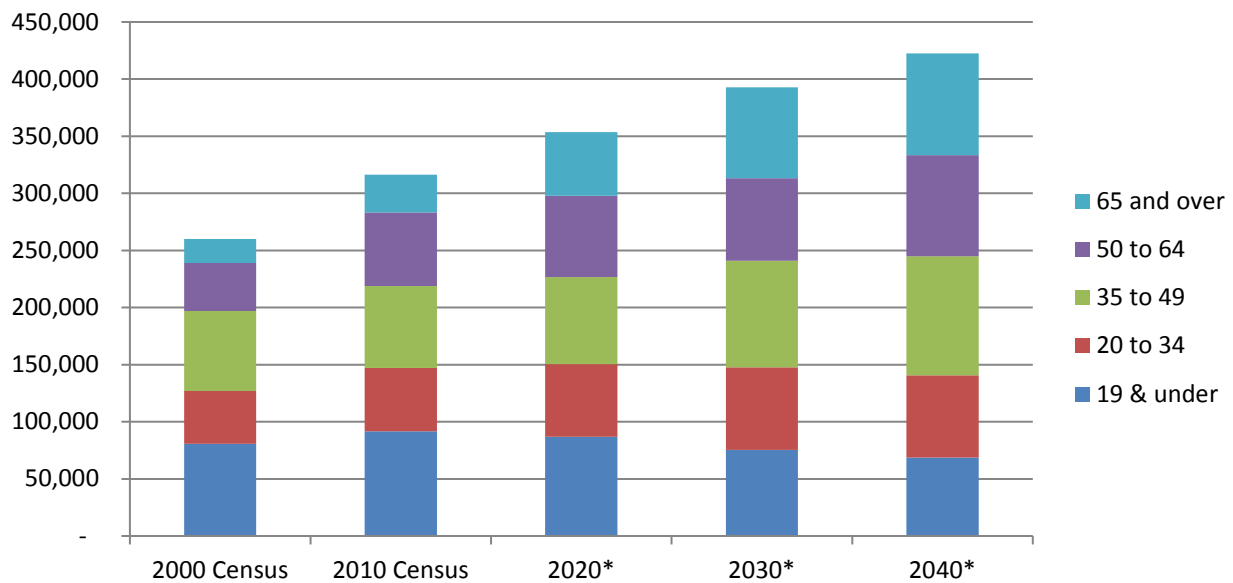
Demographic Indicators	Year	
	2000	2015
Population	259,903	332,006*
Median Age	35.7	38.2
Persons Per Household	2.73	2.78
Households with Persons Under 18 Years	41%	33%
Single Person Households	17,327	27,699

Source: U.S. Census Bureau and *Chesterfield County Population Estimate.

Between 2010 and 2035, the following is projected:

- ~~Population will grow to approximately 460,000 people (45% increase).~~
- ~~Average annual growth rate will be 1.8 percent.~~
- ~~19 and under age group will increase by an estimated 32,000 people (35% increase).~~
- ~~60-79 age group will have the largest numeric increase, growing by an estimated 44,000 persons (100% increase).~~

~~80-plus age group will increase an estimated 16,000 persons (200% increase)~~ Some important trends to note are the growing age wave and projected shrinking presence of children. The population 19 and under is projected to decrease by 25 percent due to low birth rate trends. On the other end of the spectrum, the population 65 and over is projected to continue to see the most growth with a 171 percent increase due to the presence of a large baby boomer population in the county.

UPDATED CHART**Age Group Trends & Projections**

Source: U.S. Census Bureau and *Chesterfield County Population Projections by Age.

Race and Ethnicity

Along with growing older, Chesterfield County's population has become more racially and ethnically diverse since 2000. As of 2015, the county remains predominantly white, but this racial group experienced the slowest growth. There have been considerable increases in all minority racial groups, specifically individuals of two or more races. The Hispanic or Latino population has grown the most significantly with a 234 percent increase and includes over 25,000 people as of 2015. It is important to note that the category Hispanic or Latino is considered an ethnicity and individuals can be of any race.

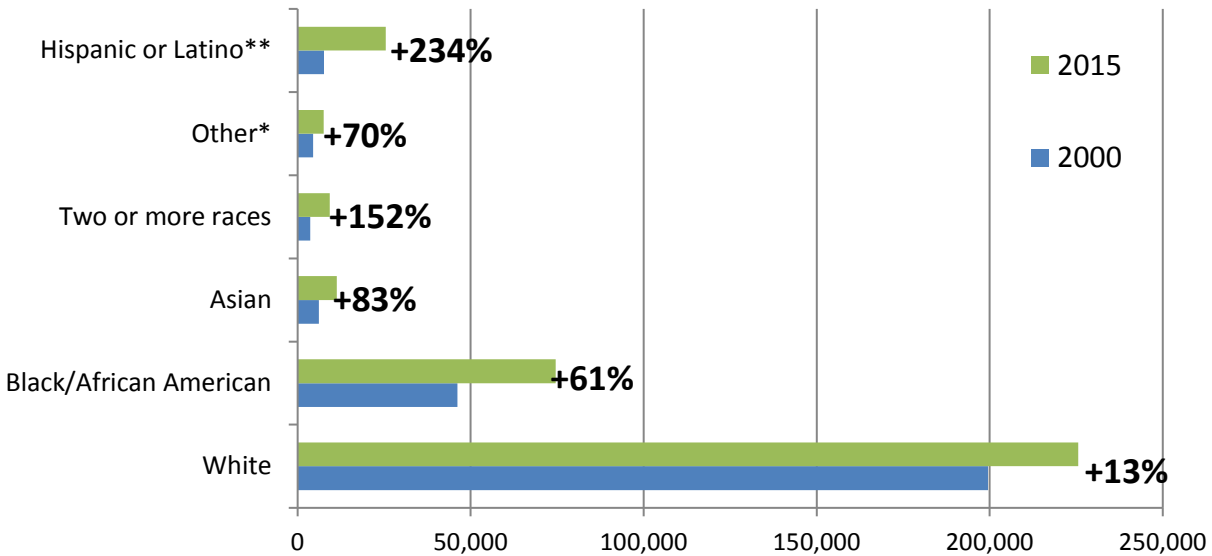
RACE –The categories generally reflect a social definition of race recognized in this country, and not an attempt to define race biologically, anthropologically, or genetically. In addition, it is recognized that the categories include racial and national origin or socio-cultural groups.

ETHNICITY – Ethnic origin refers to an individual's self-identification of their origin or descent, "roots," heritage, or place where the individual or his/her parents or ancestors were born.

Source: U.S. Census Bureau.

NEW CHART

Race and Ethnicity Trends



Source: 2015 American Community Survey 5 year estimates, U.S. Census Bureau.

*The category "Other" includes American Indian and Alaskan Natives, Native Hawaiian and Other Pacific Islander, and other races not captured in the main categories used by the Census.

**Hispanic or Latino is an ethnicity and individuals can be of any race.

Households and Families

As of 2015, Chesterfield County is estimated to have 116,797 households, which is an increase of 25 percent from 2000. Nearly two-thirds of all county households do not have children present despite the fact that the majority of households consist of families. Family households are typically married couples, but more than half do not have children.

Since 2000, there has been a growing presence of single-headed and nonfamily household types. Most significantly, there have been increases in the number of individuals living alone, over a third of which are age 65 and over. These household trends trend may continue to grow stronger with an increasing presence of individuals living alone as the age wave becomes more prominent.

HOUSEHOLD – A household includes all the people who occupy a housing unit as their usual place of residence.

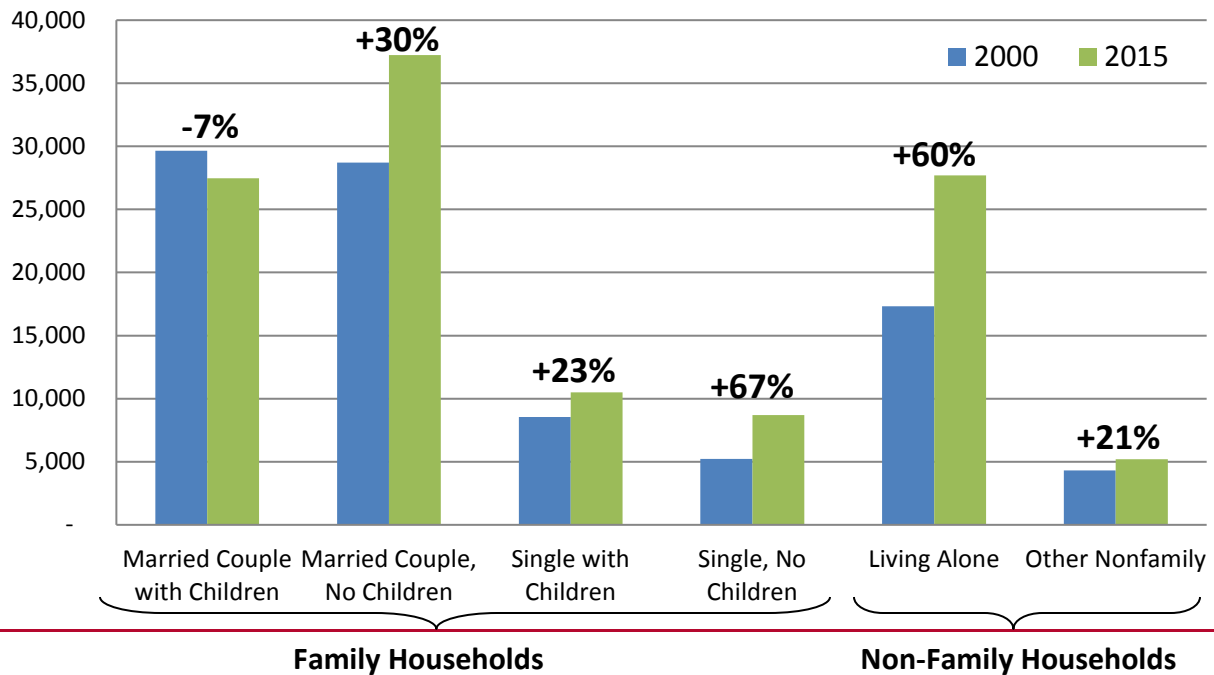
FAMILY – A group of two or more people who reside together and who are related by birth, marriage, or adoption.

CHILDREN – A child under 18 years old who is a son or daughter by birth, marriage (a stepchild), or adoption.

Source: U.S. Census Bureau.

NEW CHART

Household and Family Trends



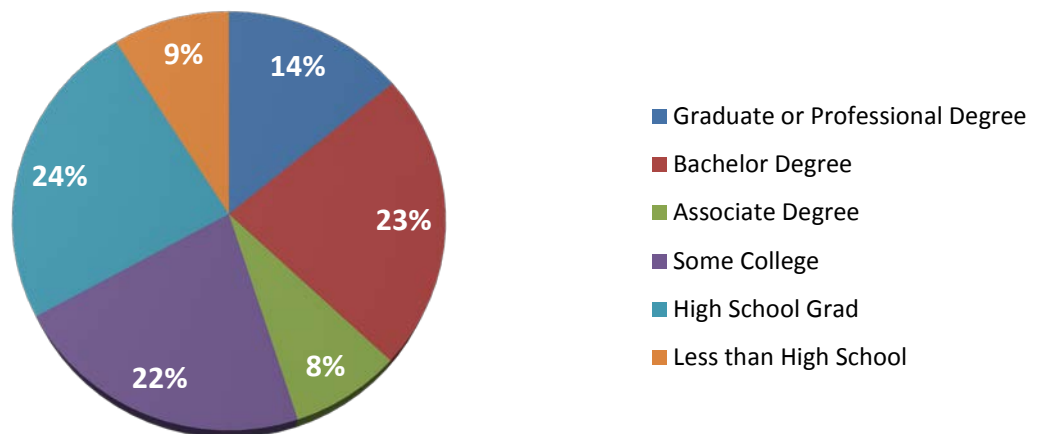
Source: 2015 American Community Survey 5 year estimates, U.S. Census Bureau.

Education

In addition to a high quality public school system, the county is home to Virginia State University, John Tyler Community College, and a variety of technical and workforce training schools. The county's population is well educated, especially when compared to that of the nation. The following chart depicts the percentage of Chesterfield residents 25 years or older by their highest educational achievement.

**MOVED AND
UPDATED CHART**

Highest Educational Achievement



Source: 2015 American Community Survey 5 year estimates, U.S. Census Bureau.

Income and Poverty

Chesterfield County's households are generally more affluent than those in Virginia or the United States. The county's gross median household income (\$69,000) exceeds that of the state (\$61,000) and the nation (\$50,000). Gross median household income represents a middle value where half of the households earn more and half earn less than the middle value.

The following graph depicts the percentage of households within each governmental jurisdiction (county, state and nation) corresponding with an annual household income range. As of 2015, Chesterfield County's median household income is \$72,609, which exceeds that of the region, state and nation and indicates a generally affluent locality. When adjusting for inflation, Chesterfield County saw a higher decline than the region, state and nation in median household income with a decrease of 13 percent since 2000.

Poverty is another important economic indicator to consider. As of 2015, Chesterfield County has a poverty rate of 7.4 percent, which accounts for over 24,000 individuals. While the county has a lower poverty rate compared to the region, state and nation, the number of individuals in poverty is growing with an increase of 110 percent since 2000. The rise in suburban poverty is being seen across the Richmond region, Virginia and the United States. As cities are redeveloping and seeing stable or declining poverty rates, the inner-ring suburbs are seeing an increase.

MEDIAN HOUSEHOLD INCOME –

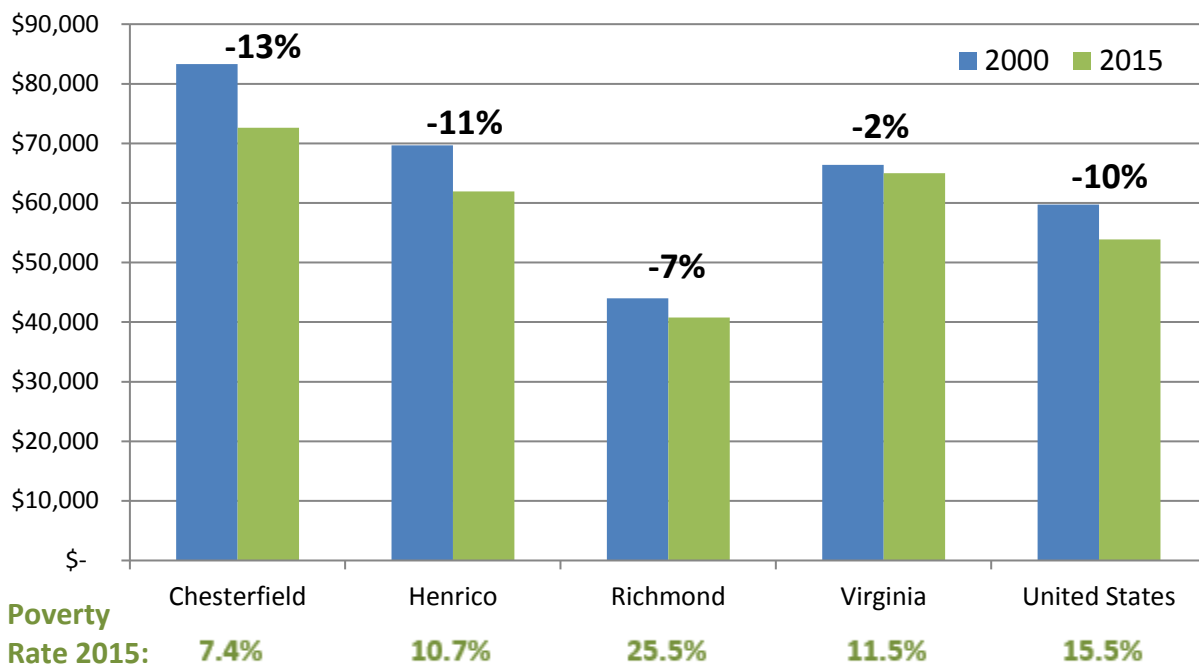
This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. The median income divides the income distribution into two equal groups, one having incomes above and the other having incomes below the median.

POVERTY – A set of money income thresholds that vary by family size and composition. If the total income for a family of unrelated individual falls below the relevant poverty threshold, then the family (and every individual in it) or unrelated individual is considered in poverty. In 2015, the poverty threshold for an individual was \$12,082.

Source: U.S. Census Bureau.

NEW CHART

Median Household Income Trends (adjusted for inflation)



Source: U.S. Census Bureau 2015 American Community Survey 5 year estimates, U.S. Census Bureau.

ADDED 2015 POVERTY DATA

Education

~~In addition to a high quality public school system, the county is home to Virginia State University, John Tyler Community College, and a variety of technical and workforce training schools. The county's population is well educated, especially when compared to that of the nation. The following chart depicts the percentage of Chesterfield residents 25 years or older by their highest educational achievement.~~

Employment

Chesterfield County has a diverse economy with a wide range of employment choices ranging from self-employed enterprises to internationally-owned companies. ~~Approximately 114,000 people are employed by businesses within the county. The county's labor force (working age population between the ages of 16 and 65) numbers nearly 178,000 persons, the largest labor force among surrounding jurisdictions. The county's unemployment rate has traditionally been lower than that of the state and nation. Many services and incentives are available not only to existing businesses, but also to those wishing to locate in the county. As of 2015, there are approximately 131,000 jobs within the county. The industries with the most jobs are retail trade, health care and social assistance, and accommodation and food services, which collectively account for over a third of the county jobs. The number of jobs increased 22 percent since 2000, and the fastest-growing segments have been in the health care and social assistance, transportation and warehousing, and professional, scientific, and technical services. The Richmond Regional Planning District Commission projects that the county will have approximately 166,000 jobs by 2035, an increase of 47 percent over 2010.~~

LABOR FORCE – All persons 16 years of age and over who are classified as employed, unemployed and seeking employment, or involved in a labor-management dispute. The labor force does not include persons who never worked a full-time job lasting two weeks or longer and "discouraged workers" who have been unemployed for a substantial length of time and are no longer actively seeking employment. Members of the armed forces stationed either in the United States or abroad are counted by their place of residence.

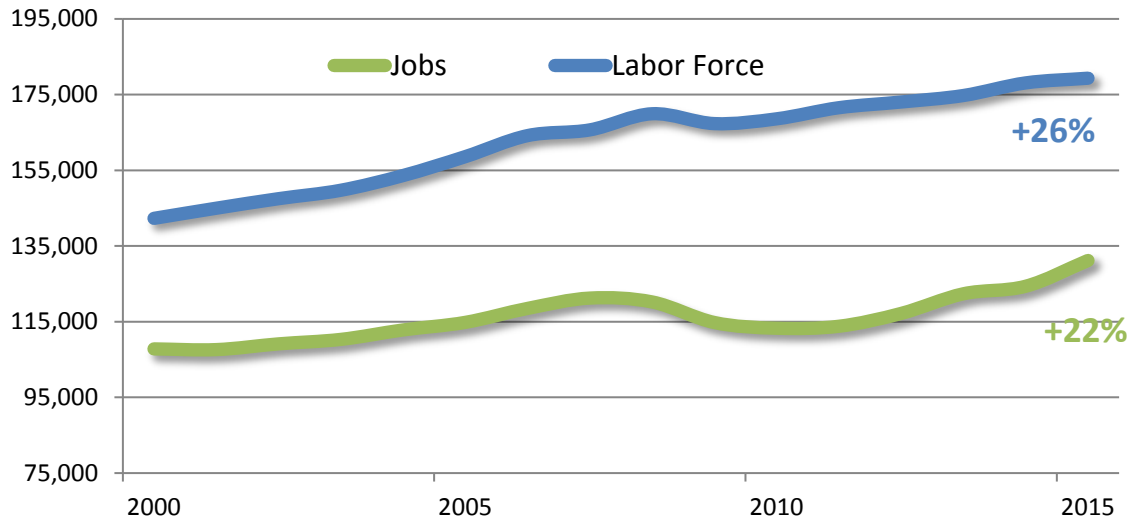
UNEMPLOYMENT RATE – The number of unemployed people as a percentage of the labor force.

Source: Virginia Employment Commission.

~~Between 2000 and 2011, the fastest growing segments of the county's economy have been in the health care, professional/technical services, and lodging/food services sectors. As of 2015, the county's labor force includes over 179,000 persons, the largest labor force among surrounding jurisdictions. Chesterfield County's unemployment rate is 4.3 percent, which has traditionally been lower than that of the state and nation. The number of workers in the county surpasses the number of jobs resulting in many workers commuting around the region for jobs.~~

UPDATED CHART

Jobs and Labor Force Trends



Source: Quarterly Census of Employment and Wages and Local Area Unemployment Statistics 2015, Virginia Employment Commission.

~~The Richmond Regional Planning District Commission projects that the county will have approximately 166,000 jobs by 2035, an increase of 47 percent over 2015.~~ The map below shows commuting patterns for Chesterfield County as of 2014. The map indicates that about 51,000 people live and work in Chesterfield. Approximately 108,000 individuals live in the county, but commute elsewhere for work, primarily Henrico and Richmond. Additionally, about 75,000 workers commute into Chesterfield for work from the surrounding region.

NEW GRAPHIC



Source: Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics 2014, U.S. Census Bureau.

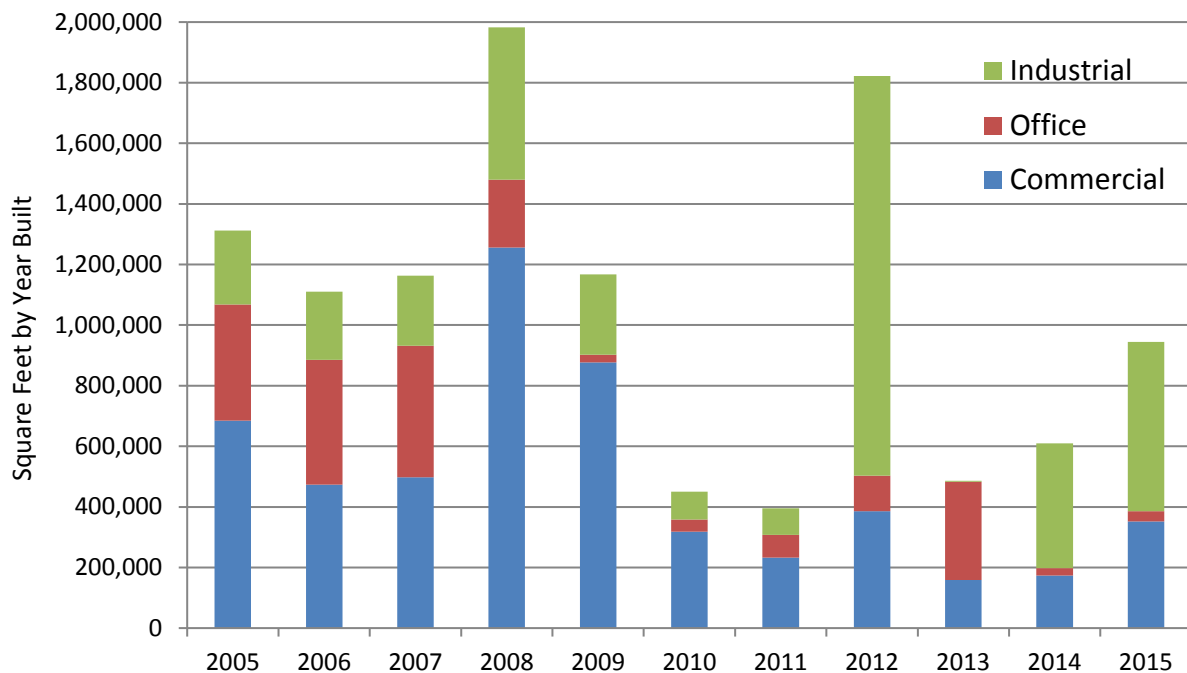
Development Patterns

Since the 19th century, development patterns have been greatly influenced by the changing transportation and public utilities networks. Traditionally, the economic development base consisted primarily of large manufacturing and chemical industries. Today, the economic base has been enhanced by development of a variety of commercial and corporate office uses providing a range of services and employment opportunities for the county and region.

Chesterfield County is home to over 72 million square feet of commercial and industrial development. As of 2015, Chesterfield County is home to approximately 79 million square feet of commercial (34 percent), office (14 percent) and industrial (52 percent) development. Due to its exceptional accessibility to regional, national and international markets by road, rail, water and air, the eastern portion of the county has an extensive industrial base. Commercial development has followed the growth of residential areas radiating outward from the urbanized areas of the Cities of Richmond, Petersburg and Colonial Heights along Midlothian Turnpike, Hull Street Road, Route 10 and Jefferson Davis Highway. Major commercial, office and other industrial centers have also developed in proximity to limited access interchanges along Chippenham Parkway, Powhite Parkway, Route 288, and Interstates 95 and 295.

The graph below shows the new square feet of commercial, office and industrial added based on the year built associated with parcel information from the Department of Real Estate Assessments. The spike in commercial square footage in 2008 was primarily due to the development of Westchester Commons. In 2012, the Amazon Fulfillment Center was built accounting for the majority of the industrial development that year.

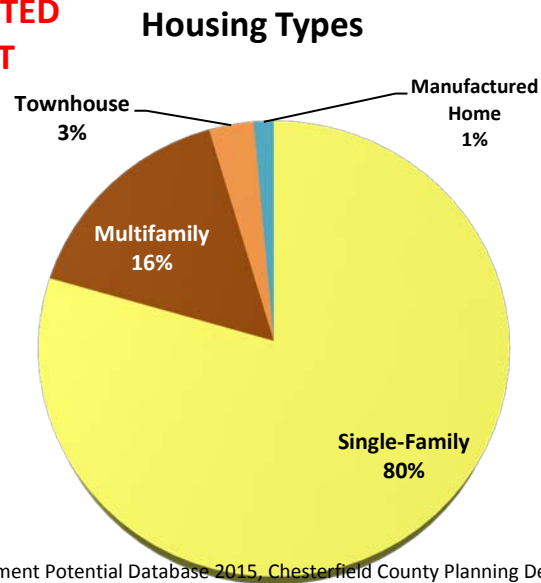
UPDATED CHART Non-Residential Development Trends



Source: Development Potential Database 2015, Chesterfield County Planning Department.

As of 2015, Chesterfield County has more than 423,130 dwelling units of various types. Most of the county's housing consists of single-family homes in suburban neighborhoods. Multifamily, which includes apartments and condominiums, along with townhomes are most often found along the major corridors in the county. Much of the southern and western area of the county is rural, consisting of large-lot residential, farming and forestry uses. Manufactured homes are primarily found in mobile home parks, which are mostly concentrated on the Jefferson Davis corridor.

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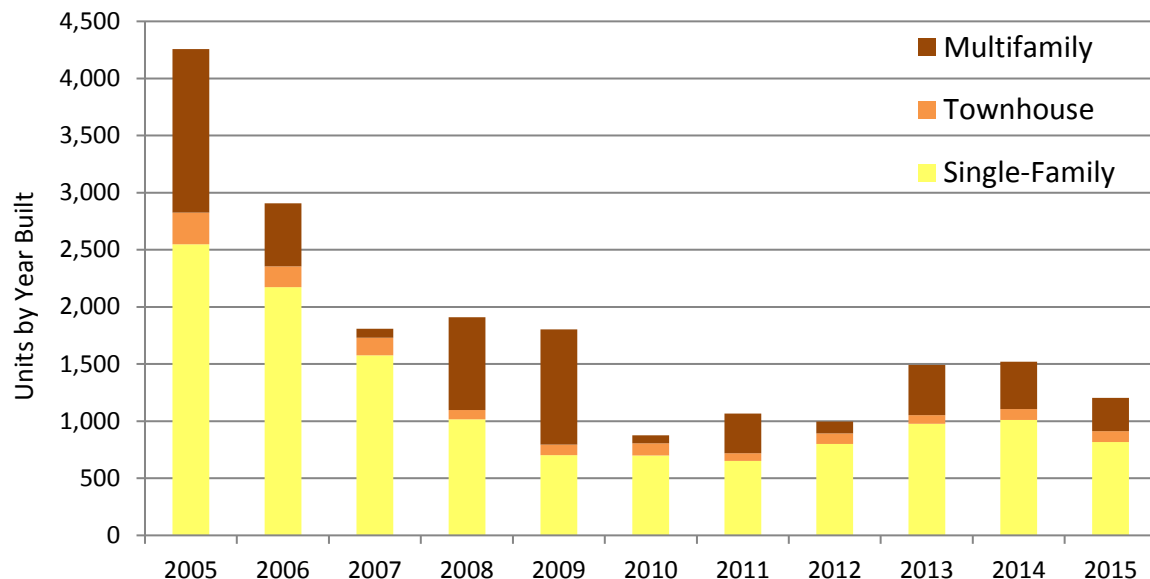


Source: Development Potential Database 2015, Chesterfield County Planning Department.

Consistent with national and regional trends, there has been a decline in the construction of housing units since 2005. residential development. Single-family typically makes up the majority of new units added, but multifamily saw an increase during the recession and accounted for the majority of new units in 2009. Following the recession, residential development has been moderate with the majority of new units being single-family.

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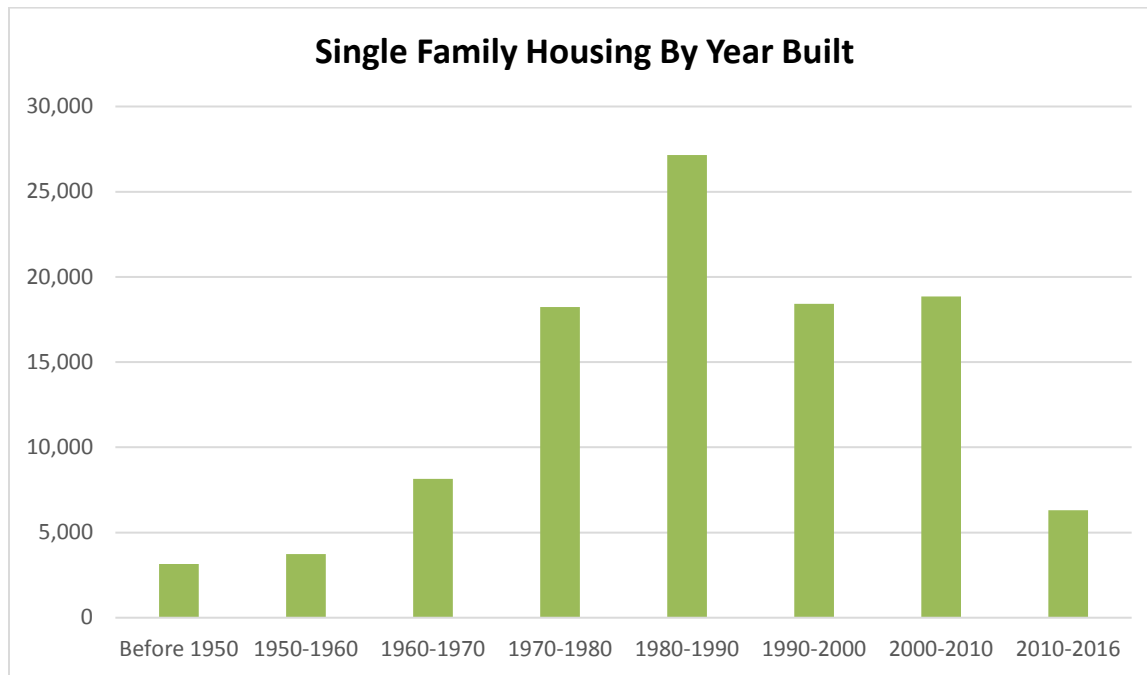
Residential Development Trends



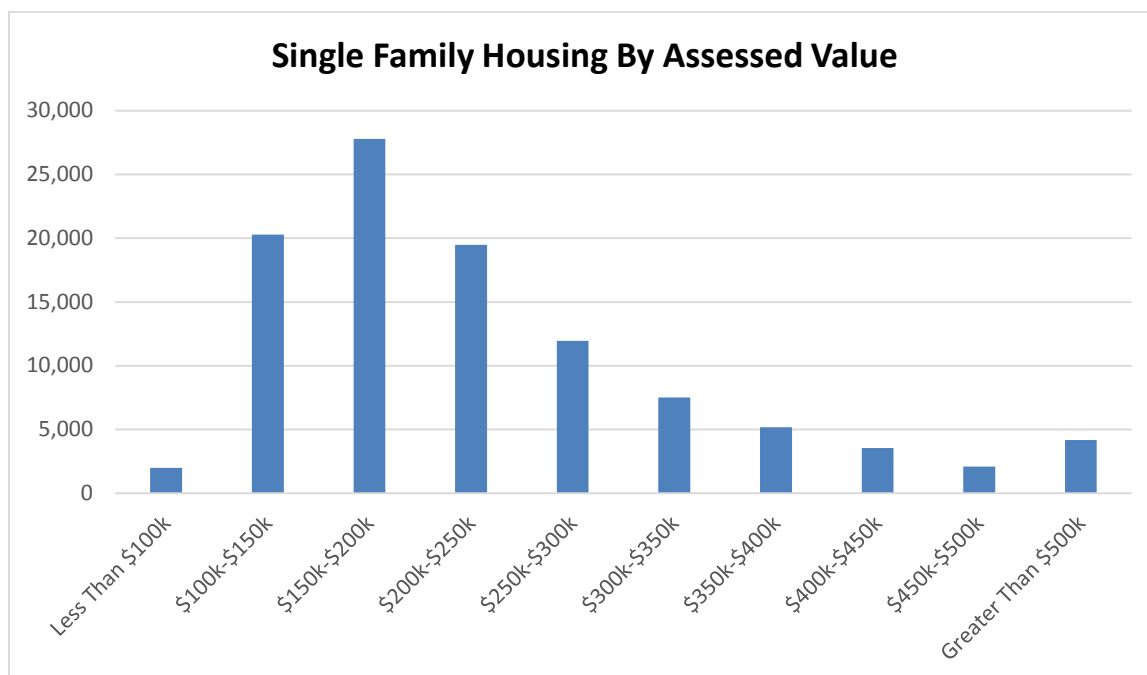
Source: Development Potential Database 2015, Chesterfield County Planning Department.

Single Family Housing By Age & Value

Chesterfield contains over 103,000 single family housing units. Over one quarter were constructed during the 1980s. The county's average age of a single family home is 32 years.



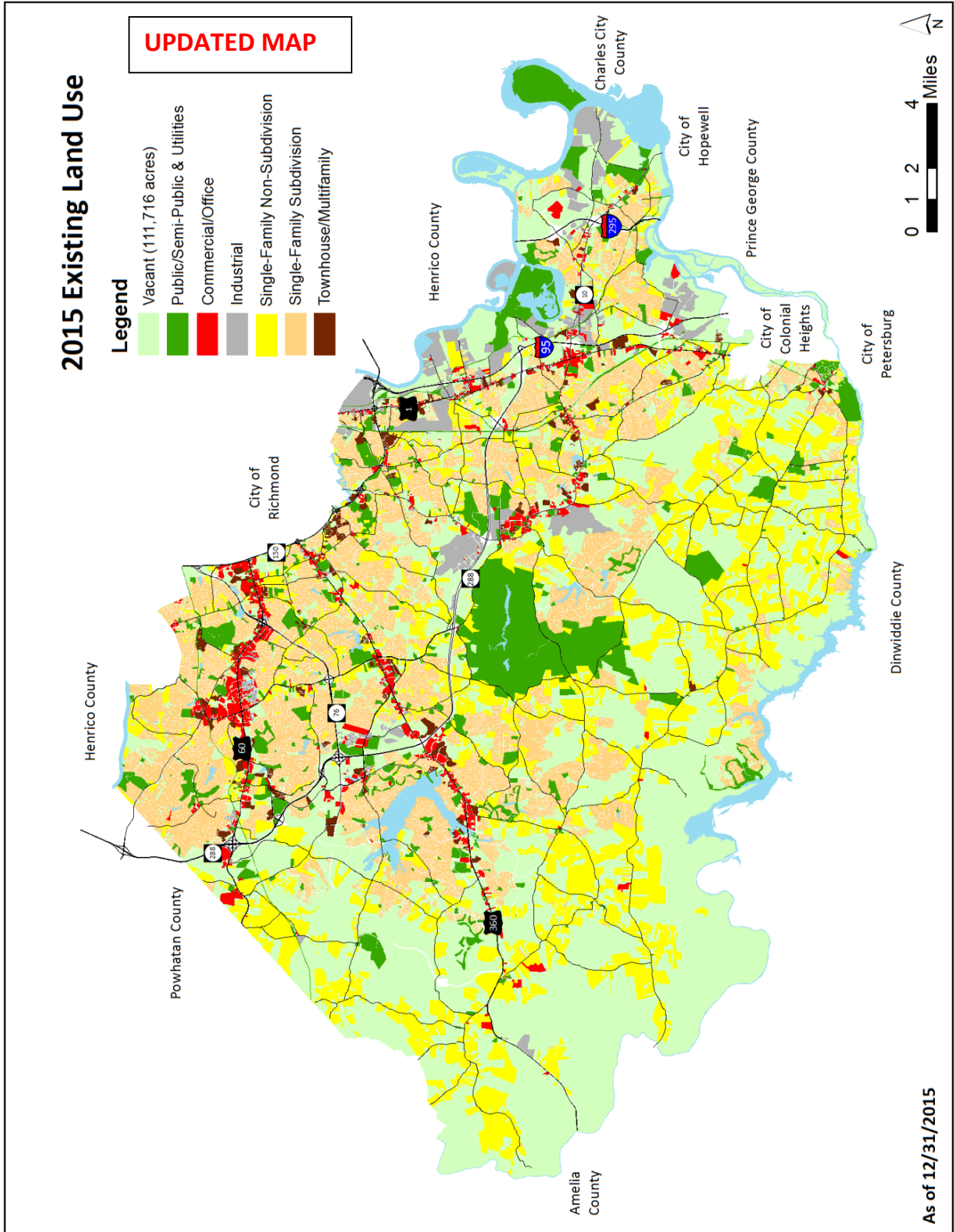
The average assessed value of a single family home in 2016 was \$248,000. Nearly 65 percent of all single family homes in the county are assessed between \$100,000 and \$250,000.



201~~50~~ Existing Land Use ~~Pattern~~ Map

The Planning Department maintains an inventory of existing land uses based upon information from the Department of Real Estate Assessments, aerial photography and field surveys. The 201~~50~~ Existing Land Use ~~Pattern~~ Map shown on the following page does not reflect existing zoning which is described in the next section. The map showcases existing development patterns as of 2015 that were considered during the planning process. Existing land use categories are defined as properties occupied by the uses described below:

- **Vacant:** Minimal or no structural improvements, including forested lands and farmland.
- **Public/Semi-Public & Utilities:** Generally accessible to the public, uses such as parks, golf courses, libraries, schools, jails, fire stations, etc, places of worship; and utility facilities such as pump stations, treatment plants, water towers, telecommunication towers on separate parcels and power plants.
- **Commercial/Office:** Uses which provide goods and services such as stores, banks, restaurants, gas stations and professional/ administrative offices.
- **Industrial:** Manufacturing and processing, warehousing and distribution uses and landfills/quarries.
- **Single-Family- Non-Subdivision(~~acreage~~):** Dwellings not in subdivisions.
- **Single-Family S(~~subdivision~~):** Dwellings on parcels in a subdivision and associated subdivision open space and recreation facilities.
- **Townhouse/Multifamily:** Townhomes, condominiums, apartments and manufactured home parks and associated subdivision open space and recreation facilities.



Zoning

As permitted by the **Code of Virginia**, Chesterfield County has adopted a Zoning Ordinance which regulates the use of land and buildings, the location of uses, the size (height, area and bulk) of structures and other aspects of development. All property in the county is zoned. ~~As of 2015, 42~~ ~~Approximately 44~~ percent of the land in the county is currently vacant. Zoning changes typically occur at the request of a property owner. Rezoning requests are first reviewed by staff and the Planning Commission who make recommendations to the Board of Supervisors. The Board of Supervisors makes the final decision as to whether or not to change zoning.

UPDATED TABLE

Comparison of Zoning & Vacant Acreage 2010-2015					
Zoning Category	2010	2015	2010-2015 Change	2015 Acres Vacant**	% of 2015 Vacant
Agricultural	142,600	142,350	-250 acres	71,512	50%
Residential	92,024	91,818	-206 acres	27,683	30%
Office	1,975	2,063	+88 acres	952	46%
Commercial	8,005	8,150	+145 acres	3,357	41%
Industrial	18,362	18,585	+223 acres	8,212	44%
Total Acreage	262,966	262,966		111,716***	42%

*Does not include rights-of-way

**As defined by the Chesterfield Department of Real Estate Assessments, properties having no defined structural use except for minor improvements.

***This is the area identified as vacant on the 2015~~0~~ Land Use Pattern map.

UPDATED CHART

2015 Zoning by Category

